

REGULAR MEETING AGENDA

1. Call to Order

2. Approval of Agenda

3. Public Comment

The public may speak to the Planning Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

4. Reconsideration

- A. Staff Report PL 11-32, Reconsideration of Staff Report PL 11-15, Draft Ordinance 11-xx Amending the General Commercial One (GC1) District, HCC 21.24.030 to allow single family and duplex dwelling(s) as a Conditional Use

5. Adoption of Consent Agenda

All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda and considered in normal sequence.

- 1. Approval of Minutes of February 16, 2011
- 2. Time Extension Requests
- 3. Approval of City of Homer Projects under HCC 1.76.030 g.
- 4. KPB Coastal Management Program Reports
- 5. Draft Decision and Findings for Staff Report PL 11-20, CUP 11-04, A Request for a Conditional Use Permit (CUP) at 880 East End Road for a two-story, approximately 8,000 square foot wellness clinic for the Seldovia Village Tribe Wellness Center. A CUP is required for HCC 21.16.03(h), More than one building containing a permitted principal use on a lot.

6. Presentations

7. Reports

- a. Staff Report PL 11-30, City Planner's Report

8. Public Hearings

Testimony limited to 3 minutes per speaker. The Commission conducts Public Hearings by hearing a staff report, presentation by the applicant, hearing public testimony and then acting on the Public Hearing items. The Commission may question the public. Once the public hearing is closed the Commission cannot hear additional comments on the topic. The applicant is not held to the 3 minute time limit.

9. Plat Consideration

- A. Staff Report PL 11-23, East End Road Right of Way Acquisition, State of Alaska, DOT, Mi. 160-174
- B. Staff Report PL 11-25, Forest Glen No. 12 Preliminary Plat

10. Pending Business

- A. Staff Report PL 11-15, Draft Ordinance 11-xx Amending the General Commercial One (GC1) District, HCC 21.24.030 to allow single family and duplex dwelling(s) as a Conditional Use
- B. Staff Report PL 11-29, Draft Policies and Procedures

11. New Business

- A. Staff Report PL 11-26, Draft Ordinance 11-xx, East End Mixed Use
- B. Staff Report PL 11-27, Draft Ordinance 11-xx Amending Homer City Code 21.61.040
Nonconforming uses; regarding the effective date of the restriction on enlarging, increasing or
extending nonconforming uses
- C. Staff Report PL 11-28, Draft Ordinance Amending HCC Chapter 21.34, Conservation District

12. Informational Materials

- A. City Manager's Report

13. Comments of The Audience

Members of the audience may address the Commission on any subject. (3 minute time limit)

14. Comments of Staff

15. Comments of The Commission

16. Adjournment

Meetings will adjourn promptly at 10 p.m. An extension is allowed by a vote of the Commission.
The next regular meeting will be held on March 16, 2011 at 7:00p.m. There will be a work session at
5:30p.m.